

53-4-90 ✓

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WARRANTY DEED

002328

TRANSFER
TAX
PAID

KNOW ALL PERSONS BY THESE PRESENTS, THAT I, Ruth S. Brandwein, of Waterville, County of Kennebec, State of Maine in consideration of one dollar and other valuable consideration paid by TFS, Inc., a Maine corporation whose mailing address is c/o Shelter Group, Inc., 650 Main Street, Lewiston, Maine 04240, the receipt whereof I hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said TFS, Inc., its heirs and assigns forever, two (2) certain lots or parcels of land with the buildings thereon situated on the easterly side of Main Street in the City of Waterville, County of Kennebec and State of Maine, and bounded and described as follows:

Parcel No. 1

Beginning at the southwest corner of the Hanson, Webber and Dunham brick block, now or formerly owned or occupied by Al Corey, and running thence easterly along the southerly side of the southerly brick wall of said block 51.1 feet to a point, which point is in a line one foot westerly of the west side of a window on the second floor of said brick block; thence southerly, at right angle, fifteen feet; thence easterly, parallel with and fifteen feet distant southerly from the southerly wall of the former office building of the Central Maine Power Company now or formerly owned or occupied by said Al Corey, a distance of 44.45 feet, to a point where the hereinafter described northeasterly line of land of said Grantor projected northwesterly would intersect the last described line; thence southeasterly a distance of 66.07 feet to a corner AND land of the City of Waterville; thence southwesterly along 2213 land of the City of Waterville 37.2 feet to a corner; thence northwesterly along land of the City of Waterville 1.10 feet to a building formerly occupied by Montgomery Ward & Co., Inc.; thence northeasterly along the easterly wall of building formerly occupied by Montgomery Ward & Co., Inc., a distance of two feet, more or less, to a corner; thence continuing in a northwesterly direction along the north side of land formerly occupied by Montgomery Ward & Co., Inc., a distance of 13.85 feet to an angle; thence continuing northwesterly 124.30 feet along the north side of land formerly occupied by Montgomery Ward & Co., Inc. to the easterly line of Main Street; thence northerly on the easterly line of said Main Street a distance of 45.55 feet, to the point of beginning.

Together with a right of way in common with others along the northeasterly side of the property hereby conveyed as

described in a deed from the City of Waterville to Clara M. Burleigh, et als dated November 29, 1916, and recorded in Kennebec County Registry of Deeds in Book 560, Page 196.

The above described land comprises three parcels. Two of said parcels are described in the following deeds recorded in said Registry, to wit: Luke R. Brown to Harry L. Sterns, dated October 29, 1928, recorded in Book 660, Page 320; Central Securities Corporation to Harry L. Sterns, dated May 26, 1928, recorded in Book 653, Page 229; and Harry Sterns to George H., Bessie, Herbert and Fred J. Sterns, dated June 10, 1935, recorded in Book 711, Page 237. The third parcel of land is a small piece adjoining next easterly to the most easterly line of the lot of land described in the deed of Luke R. Brown to Harry L. Sterns, Book 660, Page 320, which piece of land was purchased by George H., Herbert D., Bessie and Fred J. Sterns from the Central Maine Power Company by Indenture recorded in said Kennebec Registry of Deeds, Book 777, Page 102.

Together with all those rights, privileges, duties and liabilities as outlined in the last above referred to indenture between Central Maine Power Company and the aforesaid George H., Herbert D., Bessie and Fred J. Sterns.

Together with those rights, privileges, duties and liabilities as to a party wall as outlined in an agreement between Central Maine Power Company and George H., Herbert D., Bessie and Fred J. Sterns, said party wall agreement being dated May 31, 1941, and recorded in said Registry in Book 777, Page 105. Said party wall agreement being with reference to a party wall along the northerly boundary of land of the Grantor and being about 51 feet in length.

Excepting and reserving all rights and privileges conveyed to Central Maine Power Company to use certain walls of the building of the Grantor as a party wall as contained and described in an Indenture between George H., Herbert D., Bessie and Fred J. Sterns and Central Maine Power Company dated October 25, 1947 and recorded in Kennebec Registry of Deeds in Book 847, Page 583; hereby conveying to the Grantee all our right, title and interest and subject to all duties and liabilities, all as described and contained in the aforesaid Indenture recorded in said Registry in Book 847, Page 583. Also excepting and reserving herefrom land conveyed to Central Maine Power Company for use as a party wall as described in an Indenture between George H., Herbert D., and Fred J. Sterns and Central Maine Power Company dated March 21, 1959 recorded in said Registry in Book 1142, Page 181; and conveying to the Grantee all our right, title and interest in a strip of land 7 1/2' x 12' as described in the aforesaid Indenture recorded in said Registry in Book 1142, Page 181. Also conveying all other rights, privileges and interests subject to all duties and liabilities, all as contained and described in said Indenture recorded in said Registry in Book 1142, Page 181.

The interest of Bessie Sterns was conveyed to George H., Herbert D. and Fred J. Sterns by her deed dated June 24, 1955 recorded in said Registry in Book 1015, Page 239; and by her deed dated February 16, 1959 recorded in said Registry in Book 1145, Page 335.

Being the same premises conveyed by George H. Sterns et als to George H. Sterns, Herbert D. Sterns and Fred J. Sterns in their capacity as Trustees of The Sterns-Waterville Trust under a Declaration of Trust dated June 1, 1967 and recorded in Kennebec Registry of Deeds in Book 1443, Page 526, by deed dated June 1, 1967 recorded in Kennebec Registry of Deeds in Book 1445, Page 27, except for a party wall agreement recited in said deed recorded in Book 743, Page 417, and which party wall agreement has now become ineffective by reason of the fact that the two adjoining pieces of real estate, formerly owned by different owners, have now been merged into the single ownership of the Grantor herein.

Also conveying all right, title and interest in and to an Easement for the laying of electrical cables and conduits over a 10 foot strip of land lying next easterly to the easterly wall of the buildings on above described land and continuing southerly to a point on adjoining land owned by the Grantor (being the parcel hereinafter described) as described in the Easement conveyed to the Grantor by the City of Waterville by its instrument dated March 17, 1968 and recorded in Kennebec Registry of Deeds in Book 1465, Page 447.

Also conveying all my right, title and interest in and to an easement for a fuel storage tank within a 10-foot strip as set forth in a deed from City of Waterville to Ruth S. Brandwein dated November 16, 1979 and recorded in Book 2258, Page 162.

Parcel No. 2

Beginning at the point of intersection of the East line of Main Street with the northerly line of the City Hall Passway which adjoins and lies northerly of the Common; thence northerly along the east line of Main Street 67.75 feet to a point; thence easterly at an angle of 77° with the east line of Main Street 123.75 feet to a point; thence bearing south 6°15', 14 feet to a point; thence bearing southerly from said last mentioned line 83°47', 81.35 feet to a point in the northerly line of said City Hall Passway; thence bearing west 90°43' from said last mentioned course a distance of 84.85 feet to a point; thence bearing south from said last mentioned course 17°10', 21.7 feet to the place of beginning; said premises being located and known as the northeast corner of Main Street and the Common, together with all improvements now or hereafter thereon, and all appurtenances thereto and together with any and all other unimproved premises contiguous thereto owned by the Grantor; and also a right of way in common with others over the ten foot passway between the City Hall and the former location of the Armory in Waterville, heretofore granted in common to others, viz: Clara M. Burleigh et als by deed dated November 29, 1916, recorded in Kennebec Registry of Deeds in Book 560, Page 196, and to the Central Maine Power Company by deed dated November 29, 1916, recorded in Book 559, Page 453, from the westerly line of Front Street westerly a distance of one hundred thirty (130) feet and also in common over the following described parcel of land in said Waterville, bounded and described as follows:

Beginning at a point in the center line of the aforesaid passway which point is ten feet south of a former location of the south wall of said Armory and one hundred thirty (130) feet westerly from the west line of Front Street, thence north five (5) feet to the northerly line of said passway, thence northwesterly along the northerly line of said passway fifty (50) feet to a point ten (10) feet northerly of the northeast corner of land formerly of the Burleigh Estate; thence southerly ten (10) feet to the northeast corner of said land formerly of the Burleigh Estate, thence continuing in the same line thirty-nine (39) feet along the east line of the land formerly of the Burleigh Estate to the southeast corner of said land formerly of the Burleigh Estate, thence westerly one (1) foot to the northeast corner of land of the C. B. Gilman Estate, thence southerly along the east line of the C. B. Gilman Estate thirty (30) feet to a point; thence east at right angles fifteen (15) feet to a point; thence northerly twenty-five (25) feet to a point; thence northeasterly twenty (20) feet to a point ten (10) feet west of northwest corner of City Building, measured in a continuation of the northerly wall of said building, thence easterly twenty-seven (27) feet to the south line of the passway, thence north five (5) feet to the point of beginning in the center line of the passway, with the right to use that part of the way adjoining the easterly line of land of said Gilman Estate for loading and unloading. Also including all appurtenances belonging to said real estate.

Together with all right, title and interest in a party wall acquired in a party wall agreement recorded in Kennebec Registry of Deeds in Book 743, Page 417.

Together with all right, title and interest that I may have in personal property located in, at or about the above described premises.

Meaning and intending to convey, and hereby conveying, the same premises conveyed to Ruth S. Brandwein by Florence S. Lobron and Fred J. Sterns as Trustees of The Sterns-Waterville Trust by deed dated January 3, 1978 and recorded in the Kennebec County Registry of Deeds in Book 2072, Page 301.

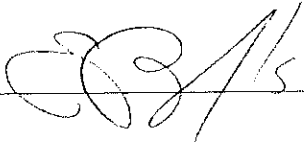
TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said TFS, Inc., its successors and assigns, to them and their use and behoof forever.


AND I do covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances except as aforesaid; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will warrant and defend the same to the said Grantee, its successors

and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said Ruth S. Brandwein, have hereunto set my hand and seal this 31st day of the month of January, A.D. 1989.

SIGNED SEALED and DELIVERED
IN THE PRESENCE OF




Ruth S. Brandwein

STATE OF MAINE
COUNTY OF KENNEBEC, SS.

January 31, 1989

Then personally appeared the above-named Ruth S. Brandwein and acknowledged the foregoing instrument to be her free act and deed.

Before me,


~~Notary Public~~/Attorney-at-Law

Everett B. Ingalls